



FOR SALE

LOCO FARMS LLC.

Perkins County and
Chase County, Nebraska

OFFERED AT: \$35.5M

ABOUT THIS PROPERTY:

At over 11,000 total acres, one could say LOCO Farms LLC. has built a legacy. They have spent a lifetime putting together one of the best sole-owned and operated farms in the U.S. It is now being offered to the next generation for ownership and operation. Located South of Ogallala, Nebraska near the town of Grant, this operation truly is incredible and a one-of-a-kind Nebraska farm!



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This spectacular farm is spread out across two counties, Perkins and Chase, in Southwestern Nebraska where "Corn is King." It has been meticulously put together and developed to maximize efficiency and profitability in the Ag industry. The diverse operation includes a full irrigated high quality alfalfa operation, an irrigated corn and soybean operation and also a dryland corn, wheat and millet program.

If you have been involved in agriculture, you understand the truly incredible opportunity that comes with this farm. Putting an operation of this size and caliber together is difficult to do. LOCO Farms LLC. boasts a well-established operational farm with a great balance of irrigated and dryland acres, fertile soils, level land and a very good water supply, since it is located on the Ogallala aquifer. With this combination, they are always capable of producing a high-quality crop.

The area is very well-known for having great end-users for farm commodities with large cattle feeding operations, local grain handling facilities, and railway access all close by. For the producer or investor, this legacy farm has it all.

This diverse operation has two headquarters. The main one is located in Perkins County and houses the main farm shop, new scale, grain and equipment storage. The second is strategically located in Chase County with an additional farm shop, and grain and equipment storage. This combination allows more efficient use of time and assets.





Perkins County Acres and Assets

The heart of LOCO Farms in Perkins County is truly something to see. The amount of forethought, planning and effort that went into creating this footprint is truly amazing.

The Perkins County operation consists of 6604.16 total deeded acres and 1900 acres of State School land leases. There are 1325 certified irrigated acres that are irrigated by 9 center pivots. Currently the operation grows dairy quality alfalfa on the irrigated acres and a combination of corn, soybeans, millet, and wheat on the dryland. The operation center in Perkins County includes a building site situated on 5.75 acres in section 3-10-40. This building site includes three 36,000-bushel grain bins with dryers, one 30,000-bushel grain bin with dryer, two cone bottom 9,000-bushel bins and one non cone bottom 9,000-bushel bin. There are also two shops. One is 65'x40' and insulated with concrete floor throughout. The other is 230'x120' with concrete floors throughout and insulation and heat in the east 70 feet. A third 200'x80' machine shed is also located here and used to keep equipment out of the weather. A new grain scale is currently being installed to allow for more efficient storage and shipping of all commodities harvested from the farm. Whether you are hauling loads of hay to the dairy or delivering corn to the bins, you will always know the exact weight of the truck.



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There are 3 total home sites located in the Perkins County portion. The first home is the owner's homestead. This property screams luxury. It is located on its own 105-acre parcel that consists of a beautiful 2891 sq.ft., 3 bedroom, 2.5 bath, custom-built ranch style brick home with geothermal heating and cooling and high-end custom finishes throughout. This home also has an attached 4-car garage and its own 84'x100' heated and cooled steel building. This beautiful improvement gives you ample room to store all your toys and equipment, or it could be utilized as a second operating center for your farm.

The remaining two homesites include a 1342 sq.ft. single-story home and a 1360 sq. ft. single-story home, both currently utilized for employee housing.

FEATURES:

Total Perkins County Deeded Irrigated Acres: 1325+/-

Total Perkins County Deeded Dryland Acres: 5280+/-

Total School Land Leased Acres: 1900+/-

Total Perkins County Pivots Included: 9

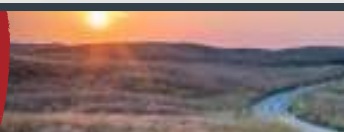
Total Perkins County Taxes: \$122,333.72



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An aerial photograph of a rural landscape, likely in the Pacific Northwest, showing a mosaic of agricultural fields, forests, and roads. The map is overlaid with numerous orange rectangular boxes of varying sizes, highlighting specific areas of interest. These boxes are scattered across the landscape, with a notable cluster in the center-left and several isolated boxes elsewhere. Small white circular markers with black numbers are also present, indicating specific points of interest. The numbers visible include 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map includes labels for various roads, such as Road 767, Road 314, Road 754, Road 322, Road 318, Road 312, Road 310, Road 308, Road 306, Road 304, Road 302, Road 300, Road 298, Road 296, Road 294, Road 292, Road 290, Road 288, Road 286, Road 284, Road 282, Road 280, Road 278, Road 276, Road 274, Road 272, Road 270, Road 268, Road 266, Road 264, Road 262, Road 260, Road 258, Road 256, Road 254, Road 252, Road 250, Road 248, Road 246, Road 244, Road 242, Road 240, Road 238, Road 236, Road 234, Road 232, Road 230, Road 228, Road 226, Road 224, Road 222, Road 220, Road 218, Road 216, Road 214, Road 212, Road 210, Road 208, Road 206, Road 204, Road 202, Road 200, Road 198, Road 196, Road 194, Road 192, Road 190, Road 188, Road 186, Road 184, Road 182, Road 180, Road 178, Road 176, Road 174, Road 172, Road 170, Road 168, Road 166, Road 164, Road 162, Road 160, Road 158, Road 156, Road 154, Road 152, Road 150, Road 148, Road 146, Road 144, Road 142, Road 140, Road 138, Road 136, Road 134, Road 132, Road 130, Road 128, Road 126, Road 124, Road 122, Road 120, Road 118, Road 116, Road 114, Road 112, Road 110, Road 108, Road 106, Road 104, Road 102, Road 100, Road 98, Road 96, Road 94, Road 92, Road 90, Road 88, Road 86, Road 84, Road 82, Road 80, Road 78, Road 76, Road 74, Road 72, Road 70, Road 68, Road 66, Road 64, Road 62, Road 60, Road 58, Road 56, Road 54, Road 52, Road 50, Road 48, Road 46, Road 44, Road 42, Road 40, Road 38, Road 36, Road 34, Road 32, Road 30, Road 28, Road 26, Road 24, Road 22, Road 20, Road 18, Road 16, Road 14, Road 12, Road 10, Road 8, Road 6, Road 4, Road 2. The map also shows a network of roads, including Highway 23, and a small town labeled 'Grant'. The bottom right corner features the 'TerraStride Pro' logo.



Local Area End Users and Commodity Marketability

The sellers have great relationships established for the next buyer to assume options to continue working with the following opportunities:

- New Incoming Large North Platte Packing Plant
- Oshkosh, NE Heifer Development
- Dairy Opportunities
- Feedlot Producer End Use Options
- Railway Access on Deeded Property
- Large local Area Grain Handling Facilities
- Local Fertilizer and Inputs Locations Close Proximity
- Organic Farm Opportunities
- Hay Broker and Full Commodity End Use Contact List





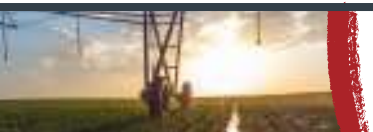
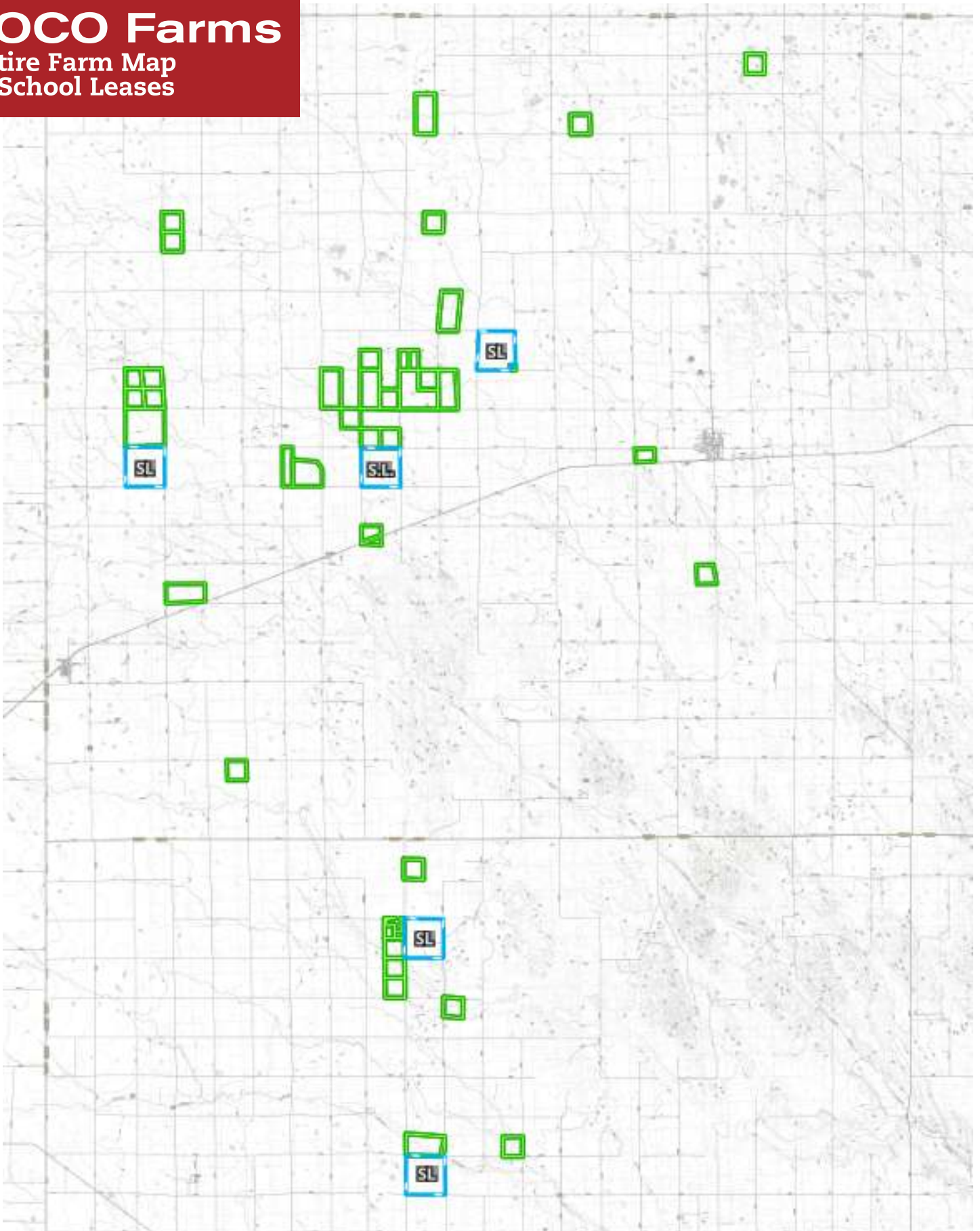
TOTAL PROPERTY FEATURES SUMMARY

- **Total Deeded Irrigated Acres:** 1895+/-
- **Total Deeded Dryland Acres:** 6112+/-
- **Total School Land Leased Acres:** 3181+/-
- **Total Owned Equipment on Leased Acres:** 6 Pivots and 6 Electric Irrigation Well Motors
- **Total Pivots Included:** 20
- **Homes on property:** 3
 - Owner's residence: 2891 sq. ft. (on 105 acres)
 - Employee housing #1: 1342 sq. ft.
 - Employee housing #2: 1360 sq. ft.
- **Farm shops:** 2
- **New grain scale**
- **Crops currently farmed:** corn, soybeans, wheat, alfalfa, millet
- **Two building sites on 12 total acres**
- **Total grain bins:** 21
 - 36,000-bushel w/dryer: 3
 - 35,000-bushel: 1
 - 30,000-bushel w/dryer: 1
 - 17,000-bushel: 1
 - 9,000-bushel cone bottom: 2
 - 9,000-bushel non cone bottom: 1
 - 9,000-bushel: 10
 - 8,000-bushel: 1
 - 6,000-bushel: 1
- **Quonset:** 1 - 117'x70', concrete floor
- **Shops / Machine Sheds:** 4
 - 65'x40' shop - concrete floor and insulation
 - 230'x120' shop - concrete floor, insulation and heat in the east 70 feet
 - 200'x80' machine shed
 - 100'x60' machine shed - concrete floor



LOCO Farms

Entire Farm Map
w/School Leases

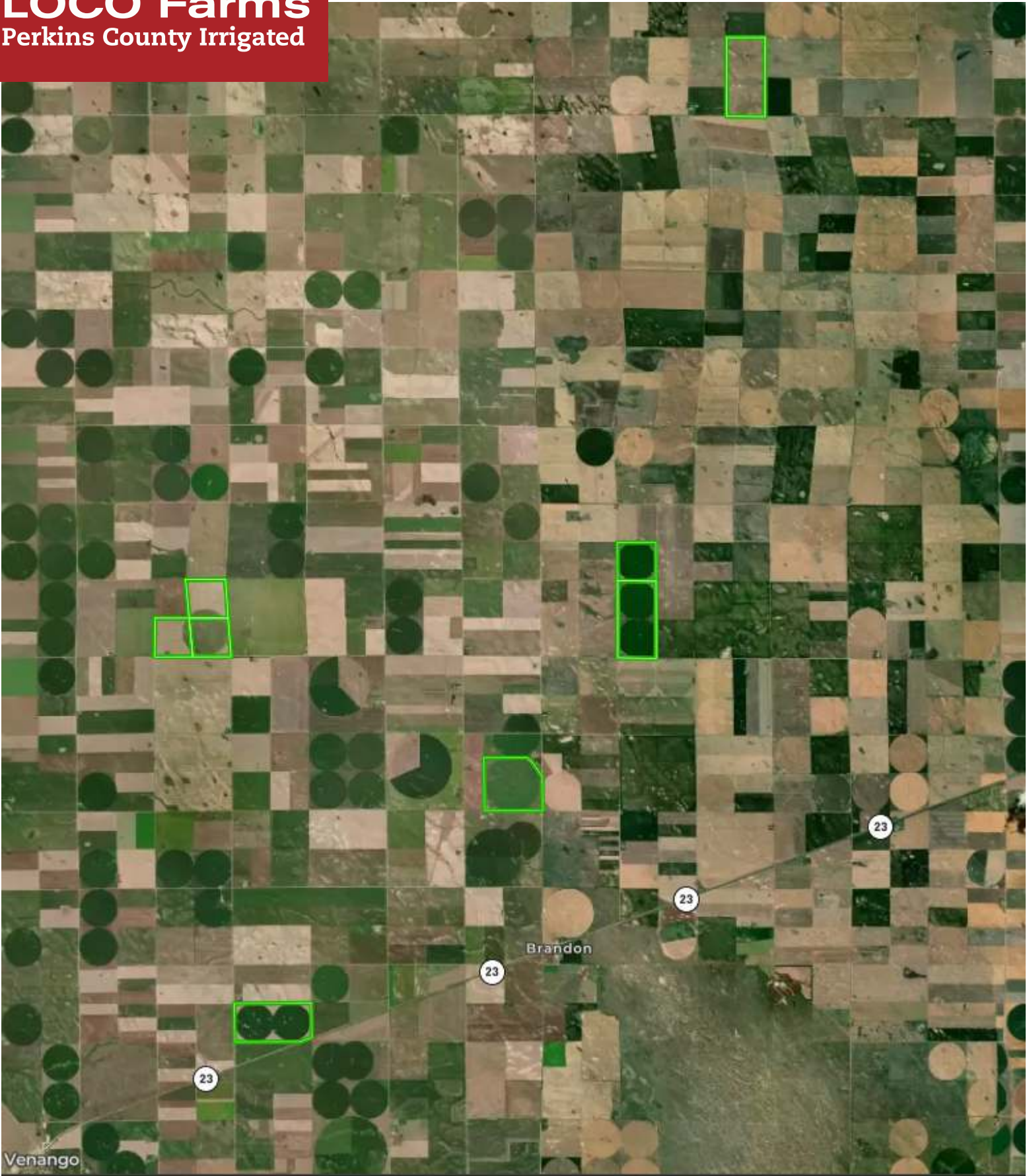


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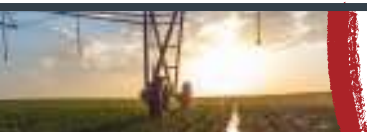
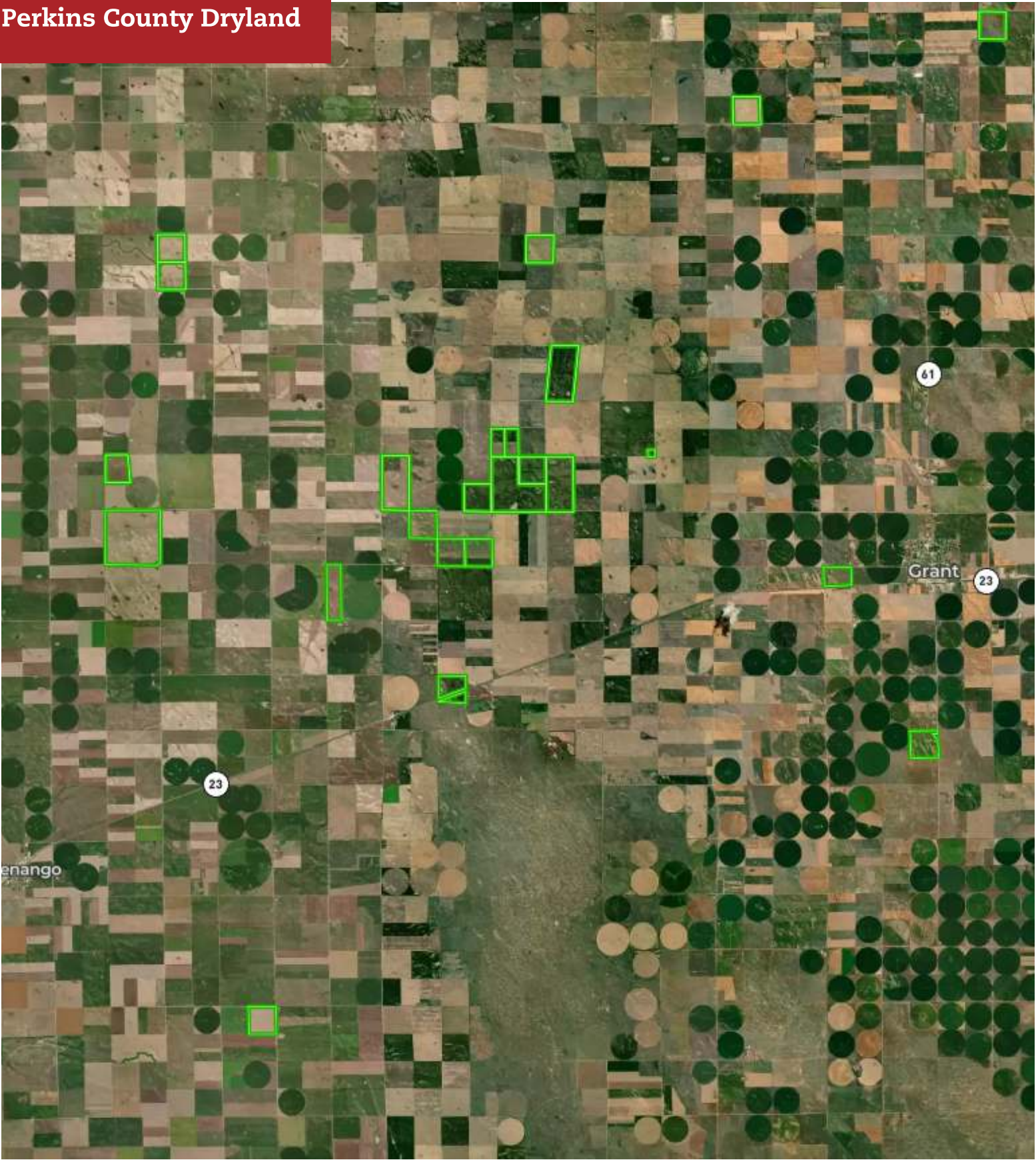
LOCO Farms
Perkins County Irrigated



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LOCO Farms
Perkins County Dryland



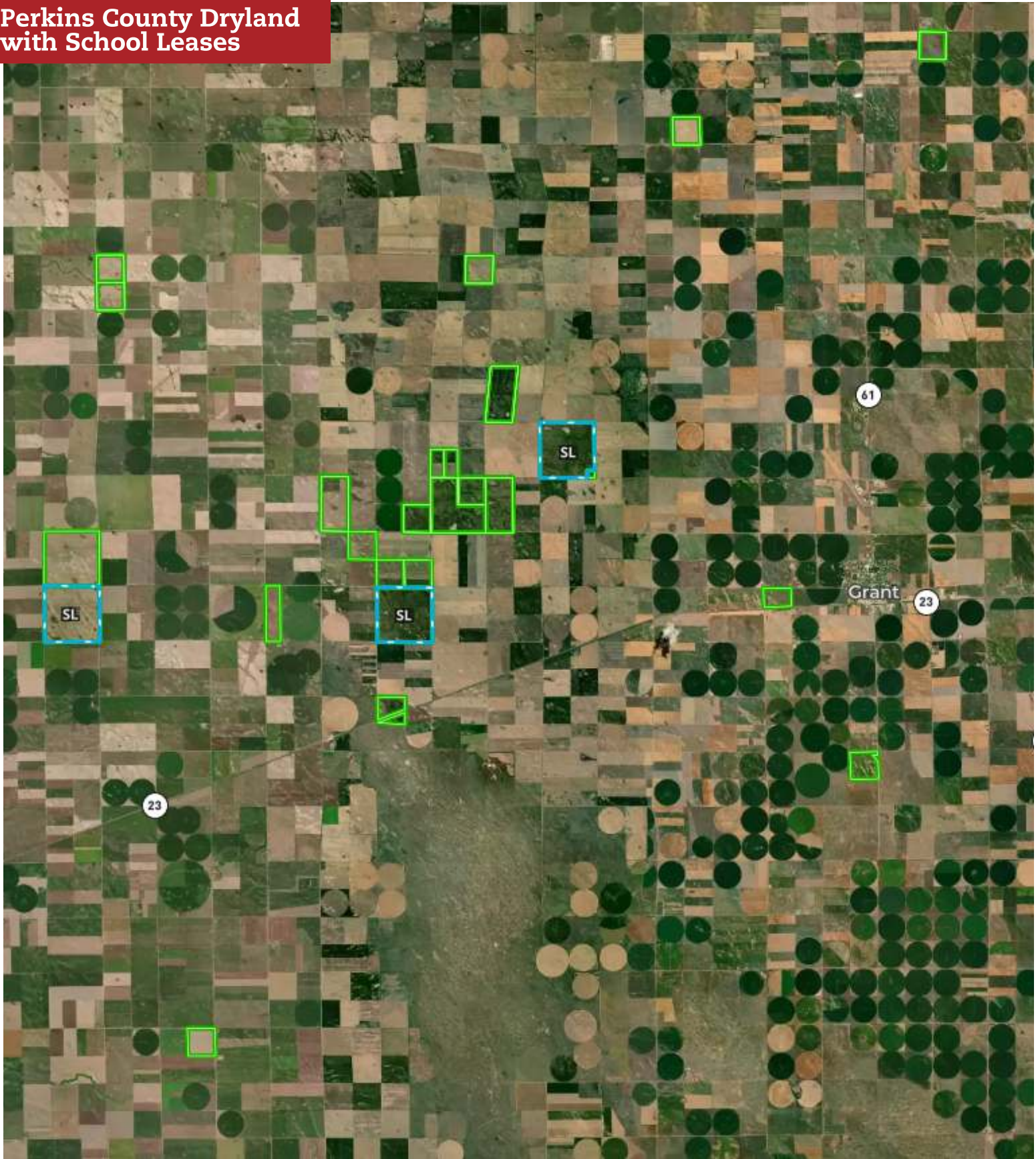
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LOCO Farms

Perkins County Dryland
with School Leases



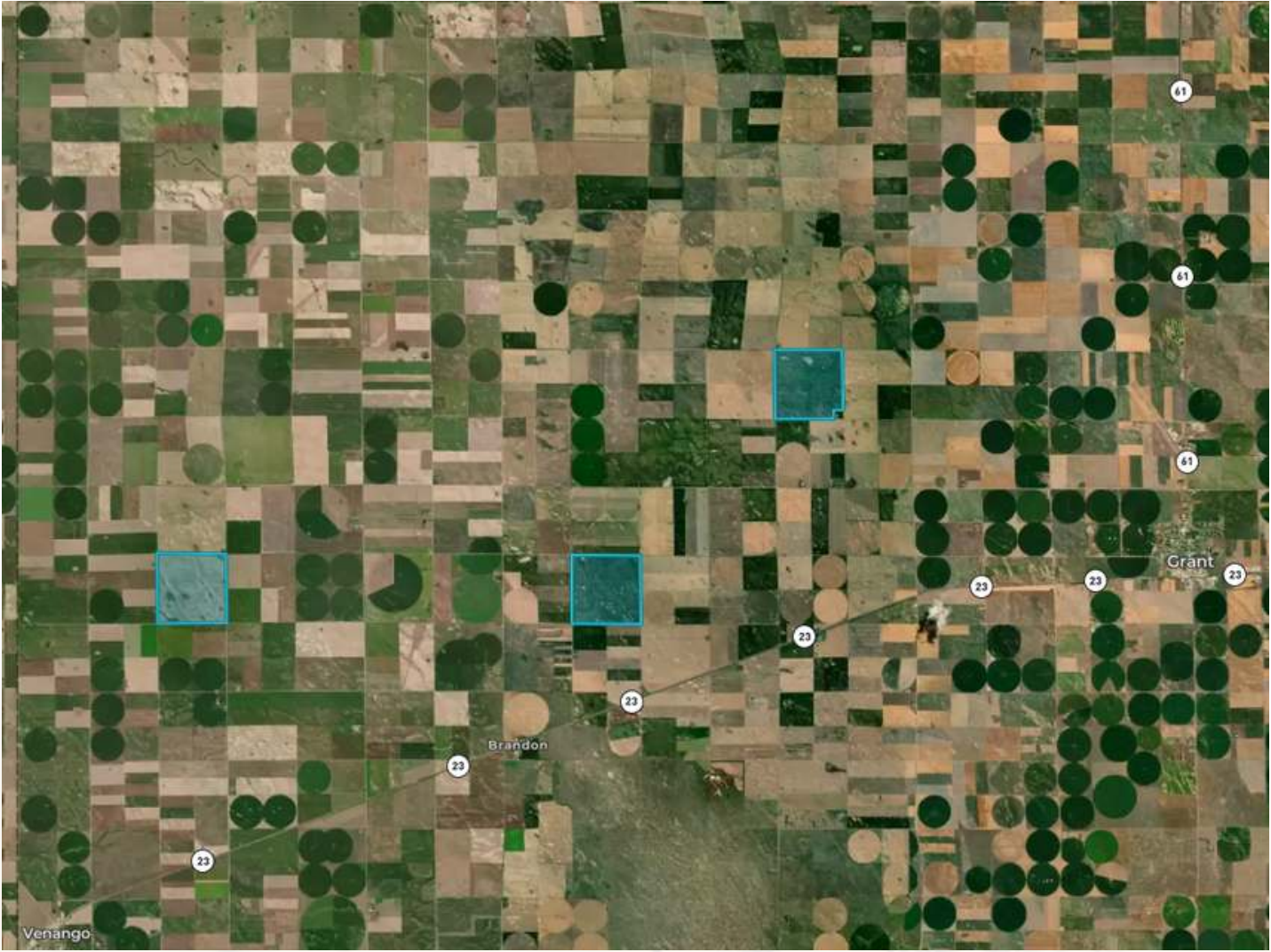
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LOCO Farms

State School Lease
Perkins County Dryland



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Comments from the brokerage:

I'm a born and raised Rural Nebraskan and come from a Rural Nebraska farm. I have also spent my entire life and career in the agricultural and farming industry. I truly believe that the quality, sheer size and the diversity of this Western Nebraska Farm, tied in with local end use market demand, gives a rare opportunity to a new buyer. This kind of farm doesn't come along often!! We feel Truly Honored to represent it! Thank You, Jessens!!



Bryan North

PRESIDENT
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Diversification. That is the one thing that comes to mind when thinking about LOCO Farms, LLC. Living in central Nebraska all my life and being personally involved with agriculture, I rarely find an operation that is as diversified to the scale LOCO Farms is. The amount of acres devoted to various crops, whether it be corn, soybeans, wheat, alfalfa, millet, or any number of the other commercial crops, allow for a stability in the operation unheard of in today's economic climate. The owners have put some serious heart into developing the land holdings and I am honored to be trusted to find the next operators and stewards of the land. Thank you for the opportunity, Loren and Collette!!



Nick Wells

VICE PRESIDENT
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